

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Mark S. Horoupian (CA Bar No. 175373) mhoroupian@sulmeyerlaw.com Steve Burnell (CA Bar No. 286557) sburnell@sulmeyerlaw.com Sulmeyer Kupetz, A Professional Corporation 333 South Grand Avenue, Suite 3400 Los Angeles, California 90071 Telephone: 213.626.2311 Facsimile: 213.629.4520 <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorneys for: Howard M. Ehrenberg, Ch. 7 Trustee	FOR COURT USE ONLY		
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION			
In re: SPECTRUM LINK, INC., <div style="text-align: right;">Debtor(s).</div>	CASE NO.: 2:21-bk-16403-VZ CHAPTER: 7 <div style="text-align: center; padding: 10px;"> NOTICE OF SALE OF ESTATE PROPERTY </div>		
<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none;">Sale Date: January 25, 2022</td> <td style="width: 50%; border: none;">Time: 11:00 a.m.</td> </tr> </table>		Sale Date: January 25, 2022	Time: 11:00 a.m.
Sale Date: January 25, 2022	Time: 11:00 a.m.		
Location: Courtroom 1368, Roybal Federal Building and Courthouse, 255 E. Temple St., Los Angeles, CA 90012			

Type of Sale: ☒ Public ☐ Private

Last date to file objections: January 11, 2022

Description of property to be sold:

Howard M. Ehrenberg, the Chapter 7 trustee ("Trustee") for the bankruptcy estate ("Estate") of the debtor Spectrum Link, Inc. ("Debtor") has filed his "Chapter 7 Trustee's Motion For Order: (1) Authorizing Sale Of Vehicles To Marilyn Adjangba, Subject To Overbid; (2) Approving Proposed Overbid Procedures; (3) Approving The Sale Free And Clear Of Any Liens, Interests, And Encumbrances Under 11 U.S.C. § 363(f); (4) Deeming The Buyer To Be A Good Faith Purchaser Under 11 U.S.C. § 363(m); And (5) Waiving The Fourteen-Day Stay Prescribed By FRBP 6004(H); Memorandum Of Points And Authorities; Declarations Of Howard M. Ehrenberg And Marilyn Adjangba In Support Thereof" ("Motion") filed as Docket no. 170 in the above captioned case.

The Trustee is selling the following property of the Estate: (1) 2017 Ford Connect Van, license plate 77880G2, VIN ending -27318 ("2017 Ford Van"), (2) 2012 Ford F-F150 pickup truck, license plate 79084B2, VIN ending -82571 ("2012 Ford Truck"), and (3) 2014 Ford Connect Van, license plate 56186R2, VIN ending -33270 ("2014 Ford Van") (the three vehicles, individually, a "Vehicle," and collectively, the "Vehicles"). A copy of the registration and photos for each Vehicle is attached as Exhibits 1-3 to the Motion. The Sale of the Vehicles does not include any other personal property in the photographs (i.e., ladders, tools, etc.) included in Exhibits 1-3.

Terms and conditions of sale:

The Trustee has agreed to sell the Vehicles to Marilyn Adjangba ("Ms. Adjangba" or "Buyer") for a total price of \$20,000.00 ("Purchase Price"), or alternatively, to such other interested bidder who may submit a higher offer to purchase any or all of the Vehicles at the hearing on the Motion. The Trustee accepted the offer of \$10,000.00 for the 2017 Ford Van, \$6,000.00 for the 2012 Ford Truck, and \$4,000.00 for the 2014 Ford Van. The Vehicles are being sold individually, not as a lot, so the sale of each Vehicle is subject to individual overbid.

The Vehicles are being sold on an "as is, where is" basis, with no warranties, recourse, contingencies, or representations, express or implied, of any kind. The Trustee and the Estate take no responsibility for the collection and/or removal of the Vehicles and that the cost of doing so, if any, is that of the Buyer. The sale of the Vehicles will be sold free and clear of any liens, interests, or encumbrances, including the liens held by the Employment Development Department ("EDD") and The 3250 Wilshire Blvd. Partners ("Wilshire Landlord") (the EDD and the Wilshire Landlord's liens, collectively, the "Disputed Liens"). The Disputed Liens will not attach to the net sale proceeds from the Sale of the Vehicles.

This Sale is subject to overbid and the Trustee requests that the Court adopt the overbid procedures described below. The Trustee also seeks an order deeming the Buyer to be a good-faith purchaser under 11 U.S.C. § 363(m), and waiving the fourteen (14) day stay prescribed by Federal Rule of Bankruptcy Procedure 6004(h) to allow the Buyer to immediately close the sale and take possession of the Vehicles. In the event of any subsequent successful Overbidder (defined below), the Trustee will seek the same relief as to the overbidder.

Proposed sale price: \$20,000.00



Overbid procedure (if any):

Other potential buyers may submit overbids at the Sale hearing if they comply with the following overbid procedures ("Overbid Procedures"):

1. Intent To Bid And Overbid Amount

Any party wishing to bid on any of the Vehicles ("Overbidder") shall advise the Trustee of its intent to bid and the amount of the initial overbid which must be at least \$1,000.00 more than the current selling price of \$10,000.00 for the 2017 Ford Van, \$6,000.00 for the 2012 Ford Truck, and \$4,000.00 for the 2014 Ford Van ("Initial Overbid"), by no later than 12:00 p.m. one (1) business day before to the hearing on this Motion ("Overbid Deadline"). The Overbidder will further provide proof of the Overbidder's financial ability to perform as discussed below. In his absolute sole discretion and business judgment, the Trustee shall have the right to accept additional overbids submitted prior to the Sale hearing but after the Overbid Deadline. Any subsequent overbids submitted after the Initial Overbid will be in increments of not less than \$250.00.

2. Payment Of Deposit

The Buyer, and any Overbidder, shall provide the Trustee with a cashier's check, payable to "Howard M. Ehrenberg, Chapter 7 Trustee of the Bankruptcy Estate of Spectrum Link, Inc." in the amount of \$2,500.00 ("Deposit"). The Deposit must be delivered so that it is received by the Trustee by no later than the Overbid Deadline. Deposits should be mailed to Howard M. Ehrenberg, Chapter 7 Trustee, 333 South Grand Avenue, Suite 3400, Los Angeles, CA 90071. The Trustee will receive the Buyer's Deposit prior to the Sale hearing. The Buyer's Deposit is non-refundable unless the Buyer is not deemed to be the "Winning Bidder" at the auction for any of the Vehicles as that phrase is defined below. Overbidders who are not deemed to be the Winning Bidder shall have their Deposit refunded to them unless the Overbidders agree to act as the Backup Bidder (defined below). The Deposit will be credited to the Winning Bidder's, or Backup Bidder's, final winning bid amount. A separate Deposit is not required for each of the Vehicles if the Overbidder intends to bid on more than one (1) of the Vehicles.

3. Evidence Of Financial Ability To Perform

Any Overbidder must provide the Trustee with evidence of the proposed Overbidder's financial ability to pay the full amount of the Initial Overbid so that such evidence is received by the Trustee no later than the Overbid Deadline. In his absolute sole discretion and business judgment, the Trustee shall have the right to qualify an Overbidder to bid at the Sale hearing by determining whether the Overbidder has provided sufficient proof of financial ability to perform.

4. Auction

All parties who have submitted timely bids and otherwise satisfied the foregoing requirements will be able to participate in an auction to be conducted at the hearing on the Motion as is necessary in order to increase their bid. As stated previously, the Initial Overbid will be in the amount of at least \$11,000.00 for the 2017 Ford Van, \$7,000.00 for the 2012 Ford Truck, and \$5,000.00 for the 2014 Ford Van and any subsequent overbids will be in increments of \$250.00.

The Trustee will request authority to sell each of the Vehicles to the Buyer, or any successful Overbidder with the highest overbid ("Winning Bidder"). The Trustee will also seek authority to designate the second highest bidder as the back-up bidder ("Backup Bidder") and to sell each of the Vehicles to the Backup Bidder if the Winning Bidder fails to perform. To be considered the "highest overbid," any overbid must be on the same terms and conditions as described herein.

5. Tender Of Balance Of Purchase Price

The Winning Bidder for each of the Vehicles must tender the total purchase price, minus the Deposit previously received, to the Trustee via cashier's check within seven (7) calendar days following entry of the order approving the Sale of the Vehicles to such buyer. If the Winning Bidder for a Vehicle fails to tender the balance of the total purchase price by such date, that bidder's entire Deposit shall be forfeited to the Trustee, and the Backup Bidder shall tender the balance of the Backup Bidder's bid, minus the Backup Bidder's Deposit previously received, to the Trustee via cashier's check

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within seven (7) calendar days following the Trustee's delivery of notice to the Backup Bidder that the Winning Bidder failed to perform. If the Backup Bidder fails to tender the balance of the total purchase price within seven (7) calendar days after receiving notice from the Trustee that the Winning Bidder has failed to perform, the Backup Bidder's Deposit shall be forfeited to the Trustee. The Trustee shall have the sole discretion to extend the seven (7) calendar day payment deadline described herein for the Winning Bidder or the Backup Bidder.

6. Agreement To Terms And Overbid Procedures

Any Overbidder's tender of the Deposit to the Trustee shall serve as that Overbidder's agreement with these proposed Overbid Procedures and the terms of the Sale of the Vehicles discussed herein.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

Date: January 25, 2022

Time: 11:00 a.m.

Location: Edward R. Roybal Federal Building and Courthouse
U.S. Bankruptcy Court for the Central District of California
255 E. Temple Street, Courtroom 1368
Los Angeles, CA 90012

Contact person for potential bidders (include name, address, telephone, fax and/or email address):

Steve Burnell, Esq.
SulmeyerKupetz, A Professional Corporation
333 South Grand Avenue, Suite 3400
Los Angeles, CA 90071
Telephone: 213.626.2311
Direct: 213.617.5284
Facsimile: 213.629.4520

Date: January 4, 2022



PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:
333 South Grand Avenue, Suite 3400, Los Angeles, California 90071

A true and correct copy of the foregoing document entitled: **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On *(date)* 1/4/2022, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

☒ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On *(date)* 1/4/2022, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

☒ Service information continued on attached page

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on *(date)* 1/4/2022, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

The Honorable Vincent P. Zurzolo
U.S. Bankruptcy Court
Roybal Federal Building
Bin outside of Suite 1360
255 E. Temple Street
Los Angeles, CA 90012-3332

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

January 4, 2022
Date

Maria R. Viramontes
Printed Name

/s/Maria R. Viramontes
Signature

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):

Michael Jay Berger on behalf of Debtor Spectrum Link, Inc.
michael.berger@bankruptcypower.com, yathida.nipha@bankruptcypower.com;michael.berger@ecf.inforuptcy.com

Steve Burnell on behalf of Interested Party Courtesy (NEF)
sburnell@sulmeyerlaw.com, sburnell@ecf.courtdrive.com;sburnell@ecf.inforuptcy.com;mviramontes@sulmeyerlaw.com

Steve Burnell on behalf of Trustee Howard M Ehrenberg (TR)
sburnell@sulmeyerlaw.com, sburnell@ecf.courtdrive.com;sburnell@ecf.inforuptcy.com;mviramontes@sulmeyerlaw.com

Howard M Ehrenberg (TR)
ehrenbergtrustee@sulmeyerlaw.com, ca25@ecfcbis.com;C123@ecfcbis.com;hehrenberg@ecf.inforuptcy.com

M Douglas Flahaut on behalf of Interested Party Courtesy NEF
flahaut.douglas@arentfox.com

Alan W Forsley on behalf of Creditor Kenneth Thieman
alan.forsley@flpllp.com, awf@fklawfirm.com,awf@fl-lawyers.net,addy.flores@flpllp.com

Alan W Forsley on behalf of Interested Party Courtesy (NEF)
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M. Jonathan Hayes on behalf of Interested Party Courtesy NEF
jhayes@rhmfirm.com,
roksana@rhmfirm.com;matt@rhmfirm.com;rosario@rhmfirm.com;pardis@rhmfirm.com;russ@rhmfirm.com;david@rhmfirm.com;sloan
@rhmfirm.com;boshra@rhmfirm.com;rosario@rhmfirm.com

Mark S Horoupian on behalf of Trustee Howard M Ehrenberg (TR)
mhoroupian@sulmeyerlaw.com, mhoroupian@ecf.inforuptcy.com;ccaldwell@sulmeyerlaw.com

Kathleen P March on behalf of Creditor R and A Cell Towers LLC
kmarch@bkylawfirm.com, kmarch3@sbcglobal.net

Kathleen P March on behalf of Interested Party Courtesy (NEF)
kmarch@bkylawfirm.com, kmarch3@sbcglobal.net

Kelly L Morrison on behalf of U.S. Trustee United States Trustee (LA)
kelly.l.morrison@usdoj.gov

Sheila M Pistone on behalf of Creditor The 3250 Wilshire Boulevard Partners
sheila@pistonelawoffice.com, sheilapistone@yahoo.com

Thomas J Polis on behalf of Creditor Armstrong Family Trust
tom@polis-law.com, paralegal@polis-law.com;r59042@notify.bestcase.com

Allan D Sarver on behalf of Interested Party Allan Sarver
ADS@asarverlaw.com

Timothy J Silverman on behalf of Creditor FERRARI FINANCIAL SERVICES, INC., its successors and/or assignees
tsilverman@scheerlawgroup.com, tsilverman1@ecf.courtdrive.com

United States Trustee (LA)
ustpreion16.la.ecf@usdoj.gov

Christopher B Wick on behalf of Creditor Crown Castle MU LLC
cwick@hahnlaw.com, lmay@hahnlaw.com;cmb@hahnlaw.com

Christopher B Wick on behalf of Interested Party Courtesy NEF
cwick@hahnlaw.com, lmay@hahnlaw.com;cmb@hahnlaw.com

Christopher K.S. Wong on behalf of Creditor Fizuza Gilcher

christopher.wong@arentfox.com, yvonne.li@arentfox.com

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2. SERVED BY UNITED STATES MAIL:

Debtor

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8221 3rd Street, Suite 204
Downey, CA 90241

United States Trustee (LA)

Kelly L Morrison
Office of the US Trustee
915 Wilshire Blvd., Ste. 1850
Los Angeles, CA 90017

Creditors

R and A Cell Towers LLC
c/o The Bankruptcy Law Firm, P.C.
10524 W. Pico Blvd., Ste. 212
Los Angeles, CA 90064-2346

Los Angeles Division
255 East Temple Street,
Los Angeles, CA 90012-3332

Armstrong Family Trust
c/o Thomas J. Polis, Esq.
POLIS & ASSOCIATES, APLC
19800 MacArthur Blvd., Suite 1000
Irvine, CA 92612-2433

The 3250 Wilshire Boulevard Partners
c/o Sheila M. Pistone
Law Office of Sheila M. Pistone
1 Park Plaza
Ste 600 PMB 150
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13160 Mindanao Way
Marina Del Rey, CA 90292-6358



18321 Ventura Lease
18321 Ventura Blvd
Tarzana, CA 91356-4228

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375 Pearl Street
New York, NY 10038-1444

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101 Scott Circle
Dudley, NC 28333-9711

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Boise, ID 83702-3924

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Denver, CO 80202-2461

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Boxborough, MA 01719-1245

Crown Castle Fiber, LLC
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Cynthia Wollert
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WORTHINGTON OH 43085-2338

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67 EAST WILSON BRIDGE ROAD, SUITE
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GARDEN CITY NY 11530-5004

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Powell, OH 43065-7486

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1982 State Road 44, Ste 354
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Bankruptcy Group MIC 92E
PO Box 826880
Sacramento, CA 94280-0001

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Bankruptcy Group MIC 92E, PO BOX 826880
Sacramento, CA 95814

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c/o Law Offices of Wilma R. Shanks
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Seattle, WA 98144

Internal Revenue Service
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Philadelphia, PA 19101-7346

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s/b/m/t Chase Bank USA, N.A.
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Attn: Paul Orloff
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TAX COLLECTOR
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Bristol, RI 02809-1711

New York Department of Revenue
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New York, NY 10027-4411

Niket P Vakharia, Vardhman LLC
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Fremont, CA 94538-2425

North Carolina Dept of Revenue
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Raleigh, NC 27604-8002

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R & A Cell Towers LLC
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San Jose, CA 95117-3064

Rhode Island Department of Revenue
Dept of Labor and Training
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Cranston, RI 02920-0944

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Corona, CA 92882-8545

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Terry Harper
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Warren OH 44483-7113

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North Richland Hills, TX 76182-7683

Varun Chauhan
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Mount Dora, FL 32757-8009

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Ventura Fig. LLC
C/o Optimus Properties LLC
1801 Century Park East, Suite 2100
Los Angeles, CA. 90067-2323

Ventura Robertson, LLC
c/o Law Offices of Barak Isaacs
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Arent Fox LLP
c/o M. Douglas Flahaut
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